REAL ESTATE AT AUCTION.

News of the Real Estate World

8TH AV. FLATS SOLD

tenement, 25x123.10, at 330 West Twenty-first street.

The two five story flats with stores, on plot 25x201.10, covering the easterly block front on Manhattan avenue, between 106th and 107th streets, have been sold by John A. Brakman to Jeanette H. Foss and others.

Jerome R. King sold to Hannah Klarsfield the five story store tenement, 25x87.6, at the northeast corner of Broome and Willet streets.

The Alvena a six story elevator apart-

The Ebling Company sold to the A.

Z. Sales Company the northwest corner of Fifth avenue and 137th street, a six story store tenement. 49.11x62.6.
The three story house. 22x98.9 at 354
West Twenty-seventh street has been sold by Sarah A. W. Van Saun to the 515 West Twenty-ninth Street Company.
Hermine Wahl sold to Hannah Lundgren 214 East Seventy-eighth street, a three story dwelling, 13.4x102.2.

trustees, to Michael Gatto.

The 125th Street Realty Corporation, formed recently by George J. Wise, attorney, and understood to represent Propper Brothers, is the buyer of the two five story buildings at 148 and 150 West 125th street, sold a few weeks ago by the Horton family. The buyers are shoe dealers at 120 West 125th street.

Buyers of properties sold recently are Antonio Danubio of 174 to 182 Bleecker.

IN THE DWELLING MARKET.

Hamilton, Iselin & Co. sold for Will-iam Usher Parsons his remodeled house at 115 East Thirty-eighth street to a client, who will occupy. The house was held at \$65,090.

The John P. Peel Company sold for W. D. Klimstrick to Rose Breakston the

Kilpatrick to Rose Breakstone the ur story dwelling at 466 West Twenty-ird street, 22x100. This building is in

Two purchases have been made by business firms of their buildings in the downtown section. The Seydoux & Michau Company, dress goods, acquired from Jean Gilbert 236 Church street, a five story building, with stores, between Worth and Leonard streets. O. H. Jadwin & Sons, wholesale druggists, bought from Helen B. Jessup 63 Cortlandt street, a four story store building, 25x 77.6x fregular, between Washington and Greenwich streets.

BIG TAXPAYER SITE IS SOLD.

James E. Barry has sold for Joseph Brucker the southwest corner of Amsterdam avenue and 158th street, a plot 100x100, covered with two and three atory frame buildings. The Primell Realty Company, the buyers, will improve the site with a two story taxpayer, with stores and offices. The property was held at \$130,000.

SALE ON WEST 75TH STREET.

Charles K. Clisby & Co. sold the five story altered building at 46 West Sev-enty-fifth street for Nathaniel Otten-soser to a client for investment. The property was held at \$65,000.

D. H. KNOTT RENEWS LEASE.

A new lease has been taken by exSheriff David H. Knott and associates
of the Holley Hotel and adjoining buildings, at the southwest corner of Washington Square West and Washington
place, at a net annual rental of from
\$21,000 to \$24,000, from the owner, F.
D. Fricke. The lease dates from July 1
and runs for twenty-one years.

QUEENS BOROUGH MARKET.

Roman-Callman Company sold for the Roman-Callman Company seal for the Brecher Building Corporation the build-ing recently completed at the southeast corner of Vernon and Webster avonues, Long Island city, covering a plot of 10,000 square feet. The purchaser, after alterations, will use for warehouse pur-

Alterations, will use for warehouse purposes.

H. Richter & Co. has sold for the Landview Realty Corporation three lots at the corner of Neponsit avenue and Teach 142d street, Neponsit, for Thomas McDonnell: two lots on Beach Channel Lrive, between 131st and 132d streets. Belle Harbor, for Charlotte Kaufman; four lots on Beach 148th street, near the ocean, Neponsit, and for McGinn Brothers Company, brokers, the corner of Newport avenue and 136th street, Belle Harbor. The brokers also leased a cottuge at \$21 Beach 137th street, Belle Varbor, for the estate of Thomas Lenane.

Money To Loan & Wanted ON BOND & MORTGAGE.

HEIP: Money immediately advanced upon your undivided interest and second mortgages any amount, anywhere, SECOND Mortgage any amount, anywhere, SECOND Waltocker, 1: Park Row. 1st Mortgage Loans Mandel-Ehrich Corp., 1st Mor

BY THORN ESTATE Brown, Wheelock and Harris, Vought & Co. Unite.

Motor

Motor

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Ambiguity and the property and the property was held at \$53,000. The property has been sold by the Shalbert Holding Company to the Joseph B. Bender Company. It was disposed of subject to mortgages for \$1192,000. Henry Sullivan sold the three stapping the sheld at \$2042 Fifth avenue. The report was published several weeks ago in the New York Herald.

E. H. Ludlow & Co. were the brokers who rented the building at 1006 Fifth avenue and 180th street, has been sold by the Shalbert Holding Company to the Joseph B. Bender Company. It was disposed of subject to mortgages for \$192,000. Henry Sullivan sold the three stapping the private residence at 2279 avenue, on plot \$50.000. The property was held at \$53,000. The property was held at \$53,000. The property was held at \$53,000. The property, 159,6x194.11x irregular, at the northeast corner of Creston avenue and 180th street, has been sold by the Shalbert Holding Company to the Joseph B. Bender Company. It was disposed of subject to mortgages for \$192,000. Henry Sullivan sold the three stapping the stapping the stapping that the property was held at \$53,000. The property was held at \$50,000. The property was held at \$53,000. The propert

Eroome and Willet streets.

The Alvena. a six story elevator apartment house, 50x99.11, at 14 and 16 West 127th street, has been sold by Lena Wasserman to Rebecca Kaplan.

Carrie Rheinhauer sold to Gertrude Prince and Helen R. Lambeth 19 East 191st street, a five story tenement, 25x 190s.11.

E. H. Ludlow & Co. were the brokers in the sale of \$1 New Chambers street. For the Farmers Loan and Trust Company, as trustees, to Michael Gatto.

White-Goodman sold for William Allan the bachelor apartment house 146 Willow street to Harry Sch. 2000.

Buyers of properties sold recently are Antonio Danubio of 174 to 182 Bleecker street, Helen J. Le Hon of 129 West Eighty-first street, Sidney Cohen of 68 Cliff street and the Arc Realty Com-pany of 488 Eighth avenue.

George R. Read & Co. have been appointed managing agents for the Standard Oil Arcade Building at 50 Broadway.

E. H. Ludlow & Co. were the brokers in the sale for the New York Life In-

TWO OLD REALTY FIRMS EMPIRE HOTEL TO **RUN UP 15 STORIES**

J. P. & L. A. Kissling sold for the estate of William K. Thorn 19s to 206 Eighth avenue and 263 West Twentieth street, the northeast corner, six five atory tenements, on a plot 108x14s. The property has been in the hands of the selling family for more than 109 years. It was purchased originally as a farm. The property was improved with the present buildings about 1885. Louis Carpeau represented the sellers. The purchaser is an operator, who has sold 202 and 204 Eighth avenue through the same brokers.

E. H. Ludlow & Co. sold for the Phelan estate the five four southers.

Other 1. estate of William K. Thorn 19s to 20s Eighth avenue and 281 West Twentieth street, the northeast corner, at five story tenements on a plot 1981.18. The property has been in the hands of the sellers and the sellers are the sellers and the sellers are the sellers and the sellers are the property was improved with the property was improved with the property was improved with the purchaser is an operator, five house and the sellers. The purchaser is an operator, five house and the words are the words and the words and the words are the words are the words are the words are the words and the words are the w

White-Goodman sold for William Van Allan the bachelor apartment house at 146 Willow street to Harry Schwab. The property was held at \$60,000.

A. Mishkin sold for the E. & F. Construction Company to R. Fagan a one family dwelling, 49x100, on East Twenty-first street, 180 feet south of Avenue J.

J. Lacov sold for C. Brinsley Holding Company to Ockum Brothers Construction Company on the east side of East Ninth street, 325 feet north of Avenue J. The buyer will erect a one family house, with double garage.

Davenport Real Estate Company, Inc., sold the easy housekeeping dwelling at 3121 Beverly road, 20x80, for Mrs. Jennie A. Kelso.

Bulkley & Horton Company leased 933 East Fifth street, between Forster avenue and Farrague road, a detached

in the sale for the New York Life Inthe London Terrace block, and was recently purchased by the seller.

Ward Belknap & Son sold for Gladys
R. Martin to Dominick Palazzo the threstory dwelling, 16.8x100.11, at 334 East
116th street.

Eugene J. Busher Company, Inc., sold
for the Rhode Island Hospital Trust
Company the northwest corner of West
178th street and Cedar avenue, a frame
house, 22x100, to an investor.

TWO TENANTS BUY BUILDINGS.

Two purchases have been made by
business firms of their buildings in the
formation of the late Dr. Henry Ruih, are
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REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

TO-MORROW

"At Your Own Price"

Absolute Auction

On Premises-2 P. M.-Rain or Shine

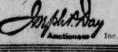
SUBWAY STATION LOTS at 177th St., Lex. Ave. subway station and near 177th St, Crosstown trolley.

Dr. Henry Ruhl Estate Business and Home Building Lots in 5-cent fare, Tax Exempt Zone

Hugh J. Grant Circle 70% on Mortgage
Title Policies Free Elbridge G. Duvall, Attorney,

350 Madison Ave., N. Y. C.

67 Liberty Street New York City



MONEY TO LOAN & WANTED REAL ESTATE AT AUCTION

ARTHUR C. SHERIDAN, Real Est. Auction's 152 Broadway. Cort. 1328.

CITY REAL ESTATE.

STATE GOODWING THE

TOMORROW

On the Premises at 2:30 P.M.

In Mammoth Tent, Opposite R. R. Station, Rain or Shine

ALL THE REMAINING

Foresthills West Lots

at Absolute Auction Sale

10 minutes from Penn Station 33d St. & 7th Av.

If that thunderstorm had not blown the tent down last Saturday, and stopped the sale, most of the FOREST HILLS WEST lots would probably have been sold. As it is, many of the desirable lots in all sections remain to be sold.

Your opportunity of buying FOREST HILLS WEST lots was postponed. Don't fail to grasp it TO-MOR-ROW, Saturday, on the premises at 2:30 P. M. I told you before the sale that once in many years there comes in the real estate world an opportunity of peculiar and extraordinary importance to investors. I told you that during a period of over twenty-five years, I have witnessed several such occasions, and that my years of experience indicated this sale of FOREST HILLS WEST was the real chance of a lifetime to make money out of New York City real estate.

BUT I had no idea that these lots would be sold at such bargain prices. These FOREST HILLS WEST lots must be sold to-morrow regardless of the sacrifice-at prices that will undoubtedly make extraordinary speculative possibilities.

Inspect the property first, but in any event don't fail to attend TO-MORROW, Saturday's sale. Nothing can stop the immediate growth of FOREST HILLS WEST as a thriving community—that means that lot values should rapidly rise as this new FOREST HILLS WEST section of New York City develops.

Long Island Railroad Main Line Station "MATAWOK' BORO OF QUEENS, NEW YORK CITY

Savings Bank Books, on proper assignment, or Liberty Bonds at market value, accepted as deposit.

Titles insured free to purchasers by . The Title Guarantee & Trust Company may remain on mortgage

10% or monthly installments of 2% Send for Bookmap

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New L. I. R. R. Station "Matawok" Now Open CONVENIENT TRAINS to Forest Hills West (Matawok) leave Penn Station, 33rd St. and 7th Ave., daily at 9:49 A. M., 11:25 A. M. (12:59 and 1:43 P. M. Saturday), 3:17 P. M., 4:25 P. M.—Bus will also meet all trains at Forest Hills.

BY TROLLEY from 59th St. and 2nd Ave. via Jamaica trolley to Queens Boulevard and Thornton St. BY MOTOR via Queensboro Bridge at 59th St., Queens Boulevard to Thornton St., Forest Hills West.

CITY REAL ESTATE.

CITY REAL ESTATE.

BROWN, WHEELOCK COMPANY, Inc. AND HARRIS, VOUGHT & COMPANY, Inc.

Announce that the business of the companies has been consolidated under the new name of

Brown, Wiheelock . Barris, Vought & Co., Inc.

with offices at No. 14 Wall St., No. 102 First St., and on and after October 1st, 1922 at No. 20 East 48th Street. Until that time the Uptown Offices of both companies will remain as at present, namely: Brown, Wheelock Company, Inc., No. 10 E. 45th St. Harris, Vought & Company, Inc., No. 6 E. 46th St.

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Fieldston RIVERDALE-New York City's most accessible suburb.

Brooklyn-Sale or Let.

SHEEPSHEAD BAY \$7000 One Family Magnastone TAX EXEMPT

One-story and cellar, 6 rooms and the enclosed porch, steam heat, elec-ric light, auto driveway. House 20x35; lot 30x85; located at East Sth St., near Emmons ave., the Bay and SOLD ON EASY TERMS

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Ladd & Nichols, Inc. Greenwich, Conn. New Jersey-Sale or Let. MONTCLAIR PROPERTIES

FRANK HUGHES COMPANY CHAS. R. REEVE. MILLBURN, N. J.

Homes from \$7,500 to \$150,000.

Maplewood — Short Hills — Summit.

For Help that is full of "pep" and ambition put your Want Ad. in THE NEW YORK HERALD. Its QUALITY-QUAN. TITY circulation brings a high type of replies Telephone Worth 10,000.

SUMMER HOMES-Sale or Let. Long Island

BUNGALOWS To Let at Long Beach
Six rooms and bath, completely furnishe
Three blocks from station, by the ocea
Free car to cottages meets all train
Look for sign on automobile. for sign on automobile.

ALGENE REALTY CO.

FARM PROPERTY.

5 ACRES, 700 CHICKENS, 5 ACRES, 700 CHICKENS, 3 incubators, 700 egs capacity, brooder stoves, other tools and implements thrown in with this excellent little farm ideally located; half mile to station, sphools, stores and church; 5 room house, cersonted cellar; also 100 foot laying house and 2 smaller houses, brooder house, garage. Disagreement of owners reason for seiling. Buildings insured for \$4,200. Price \$3,400. Terms to suit buyer. For details and free list of many other farm bargains throughout South Jersey at owner's lowest prices. Call or write VINELAND FARM AGENCY, 549 H. Landis Ave., Vineland, N. J.

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32 BROADWAY ATTRACTIVE OFFICE SPACE
H. C. BEAVEN, on Premises.
Broad 1994, or Your Own Broker

LOFTS—STORES—BUILDINGS Mercantile Warehouses and Factories.

LATRE Selection, All Sizes,

LOUIS SCHRAG, 142 W. 23D ST.

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Jackson Heights

New Elevator Garden Apartment Homes

Tenant-Ownership Plan
Secial and Business References Required
Take Subway to Grand Central transfer to Queensboro Subway (Corona
Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)
By Motor,—59th via Queensboro Bridge, Jackson Ave. to 25th St.
20 Minutes from Fifth Ave., and 57th St.

THE QUEENSBORO CORPORATION Manhattan Office, 50 East 42nd St.

New Apartment Buildings

or from October First

Corner of 84th Street

320 West 89th Street West End and Riverside 3 and 4 rooms

375 Riverside Drive Corner of 110th Street

MARK RAFALSKY & COMPANY Managing Agent 21 EAST 40TH STREET NEW YORK

APARTMENTS-Sale or Let.

116 W. 72nd Street
New Fireproof Apartment Hotel.
2 Rooms and Bath, facing South.
Exceptionally Low Summer Rates.
SPECIAL ARRANGEMENTS FOR 2 OR
3 MONTHS' LEASE.

Unaurpassed location in the heart of New York's exclusive residential section. Housekeeping apartments, \$2,500 to \$4,200 Situated 100 feet east of Fifth Ave. and the Park Plaza. Easy access to all transit lines. CRUIKSHANK COMPANY, 141 B'way
Or Superintendent on premises
Phone Rector 4100.

WILBRAHAM

N. W. Corner 5th Av., at 30th st. Choice Apartments, two rooms and bath each; rent \$100 to \$150 per month. Superintendent on premises, or FRED'K FOX & CO., INC., 297 Madison Av.

640 MADISON AVE., COR. 59TH.
Six rooms and bath; immediate possession.
Also desirable apartments, 4 to 8 rooms, for
October lat. Reasonable rents. 110 West 55th St.-New 2 story building; 3 and 4 rooms, with kitchens.

Columbia Heights, Bklyn.
HENRY 8 145, ROOMS, NEW ELEVATOR APTS.
Near Clark St. Subway. Reasonable Rents.

CITY REAL ESTATE. CHARLES BERLIN, 3883 B'way-Manage

E. C. H. VOGLER. Amsterdam av. and 82d at. HASSOIT & LANNING, REAL ESTATE B'WAY & SOTH ST. TEL. 8380 RIVERSIDE J. P. & L. A. KISSLING, 896 8TH AV. Sconomical management. Tel. Circle 0391 J. ROMAINE BROWN. 10 East 43d st.

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Above 59th St .- 5th Av. to East River. ATTENTION!-Principals on 97th, near Lex-ington av., five story basement double flat, lot water. GANO, 374 Canal st. Above 59th St .- 5th Av. to North River.

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Now Renting for Immediate Occupancy

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4, 5, 6 and 7 rooms

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Representatives at all Buildings

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THE MASON

"HOFFMAN ARMS"

Unfurnished-Brooklyn.

VEST SIDE dwellings for sale. M. H. GAILLARD & CO., 2200 Broadway. 110TH, 310 West.-Immediate pessession: dwelling, 25 viory; low price reasonable cash required, SHARIFAL Top Broadway.

NINE room brick: all improvements; very reasonable. 594 East 135th. Melrose 3038, Brooklyn-Sale or Let. EXCEPTIONAL bargain, Brooklyn, 2 family house, 11 rooms, 20x100, \$2,500 cash necessary; all modern improvements. LENBERG, N/2 Macon st., Brooklyn. Fhone Decatur 944.

SUBURBAN REAL ESTATE.

CITY REAL ESTATE.

\$5,000 cash. T 1338 Herald, Harlem.

McLERNON BROS., REAL ESTATE, 128 W. Fordham road. Phone 0230 Ford

Long Island-Sale or Let. BEST LOTS ON LONG ISLAND.

8 minutes Little Neck depot and water,
8559; terms, 5% cash, 19 per month.
HARRY S. JOBES, Little Neck, L. I.

FREEPORT-Houses and bungalows, 4 to 18 rooms; prices \$3,000 to \$30,000; building plots 462,100 and larger; price \$400 upward; terms. Apply Owner, JOHN J. RANDALL CO., 15 N. Long Beach av., Freeport, L. I. FORT WASHINGTON.—Frame house, six rooms, bath, pipeless heater; near station; lot 50x109; \$11,000. MONFORT & HEGE-MAN. Phone 182.

A SOURCE OF PRIDE
is this frame and shingle home in Mount Vernon, 9 rooms and bath, steam heat, screens,
all improvements; \$13,500; no reasonable offer refused.

A desirable home at N. Pelham, 10 rooms, bath, steam heat, gas, electricity; 2 car garage; flowers, fruit, garden; plot 100x100; price \$12,500. KRAUS, 5 W. 123th st. Harlem 5110. MRS. EDMUND W. BODINE, Real Estate, 472 Main st.; tel. 848 New Rochelle.

NEW ROCHELLE-ATTRACTIVE HOMES, McCANN AGY., INC., 13 North av. Tel. 780, New York State-Sale or Let.

Just the place for retired person, on main road, 15 minutes' walk to depot and trolley; 1 are excellent garden, over 100 variety bearing fruit trees, 100 bearing grape vineyard, 50 currant bushes, strawberies; asparague, etc. Attractive Soni-Bungalow of 6 rooms and bath; sewerage, hear, all improved, sun parior, all kinds shrubs and ehade: 3 poultry houses; fine sarage; beautiful home at sactifice \$1,00. Call to see this immediate; ANPIREW HAVI & SON, 10 Park Ave., Plainfield, N. J. Phone 1617.